

057.0

0002

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
587,200 / 587,200
587,200 / 587,200
587,200 / 587,200

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 22 | | RYDER ST, ARLINGTON |

| OWNERSHIP | Unit #: |
|----------------------------|---------|
| Owner 1: AZAR BRIAN E/ETAL | |
| Owner 2: AZAR KRISTIN M | |
| Owner 3: | |
| Street 1: 22 RYDER STREET | |
| Street 2: | |

| | |
|---------------------|------------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02476 | Own Occ: Y |

| | |
|----------------|--|
| PREVIOUS OWNER | |
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |

| | | |
|----------|-------|-------|
| St/Prov: | Cntry | Type: |
| Postal: | | |

| | |
|--|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains .087 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1988, having primarily Clapboard Exterior and 1899 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms. | |

| | | | |
|-------------------|------------|--------|----------|
| OTHER ASSESSMENTS | | | |
| Code | Descrip/No | Amount | Com. Int |

| | | | | | | |
|------------------|------|-------------|-----|---------|------|-------------|
| PROPERTY FACTORS | | | | | | |
| Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|---------|-----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|---------|
| LAND SECTION (First 7 lines only) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 | One Family | | 3810 | | Sq. Ft. | Site | | 0 | 70. | 1.12 | 11 | | | Heavy T | -20 | | | | | 299,208 | | | | | | | 299,200 |

IN PROCESS APPRAISAL SUMMARY

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | Legal Description | | | | User Acct | |
|------------------------------|--|--|--|--|--|--|--|---------------------------------------|--|--|--|------------------|--|
| Use Code | | | | | | | | Land Size | | | | Building Value | |
| 101 | | | | | | | | Yard Items | | | | Land Value | |
| 3810.000 | | | | | | | | 288,000 | | | | 299,200 | |
| 101 | | | | | | | | 587,200 | | | | | |
| Total Card | | | | | | | | 0.087 | | | | Entered Lot Size | |
| Total Parcel | | | | | | | | 0.087 | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | | | Total Value per SQ unit /Card: 309.22 | | | | Land Unit Type: | |
| Total Card | | | | | | | | /Parcel: 309.22 | | | | | |

PREVIOUS ASSESSMENT

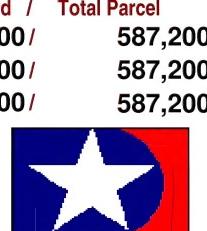
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 288,000 | 0 | 3,810. | 299,200 | 587,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 279,100 | 0 | 3,810. | 299,200 | 578,300 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 279,100 | 0 | 3,810. | 299,200 | 578,300 | 578,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 239,100 | 0 | 3,810. | 374,000 | 613,100 | 613,100 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 239,100 | 0 | 3,810. | 251,100 | 490,200 | 490,200 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 239,100 | 0 | 3,810. | 240,400 | 479,500 | 479,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 239,100 | 0 | 3,810. | 219,100 | 458,200 | 458,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 236,400 | 0 | 3,810. | 176,300 | 412,700 | 412,700 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| ERTSOS PETER & | 25441-169 | | 6/27/1995 | | 133,000 | No | No | Y | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | | |
|------------------|--|--|--|--|--|--|--|--|--|----------------------|--------------|-----|---------|--|
| Date | | | | | | | | | | Date | Result | By | Name | |
| 10/5/2015 | | | | | | | | | | 2/7/2019 | TTL REFUSAL | DGM | D Mann | |
| 701 | | | | | | | | | | 5/22/2009 | Info At Door | 189 | PATRIOT | |
| 8/16/2007 | | | | | | | | | | 1/12/2000 | Mailer Sent | | | |
| 215 | | | | | | | | | | 1/12/2000 | Entry Denied | 263 | PATRIOT | |
| 4/21/1998 | | | | | | | | | | 7/29/1998 | | PM | Peter M | |

Sign: VERIFICATION OF VISIT NOT DATA / / /



INTERIOR INFORMATION

| | | | |
|---------------|-----|----------------|-----|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 | - Drywall | |
| Sec Int Wall: | | | % |
| Partition: | T | - Typical | |
| Prim Floors: | 3 | - Hardwood | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 | - Concrete | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 | - Typical | |
| Insulation: | 2 | - Typical | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 | - Oil | |
| Heat Type: | 1 | - Forced H/Air | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

MOBILE HOME

Make:

odel:

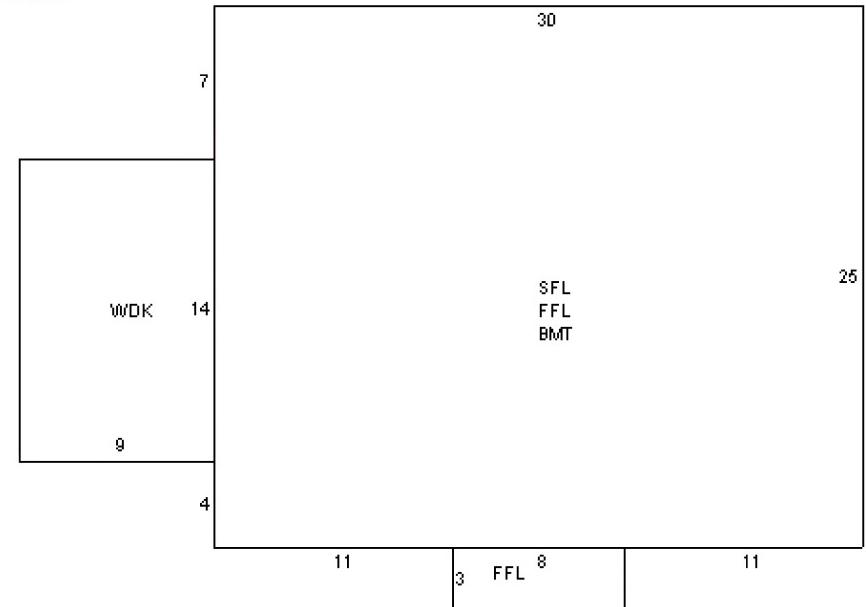
Serial #

PABCEI ID 057 0-0002-0001

| FEATURES/STAND ITEMS | | | | | | | | | | PARCEL ID | | 057.0 000Z 0001.0 | | | | | | |
|----------------------|-------------|---|-----|-----|----------|------|-----|------|------------|-----------|------|-------------------|------|-------|------------|------|-------|--------------|
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
| 2 | Frame Shed | D | Y | 1 | 10X12 | A | AV | 1988 | 0.00 | T | 24.8 | 101 | | | | | | |

SPEC FEATURES/YARD ITEMS

SKETCH



SUB ÁREA

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc.

